



Your Home Inspection Report

*
Drew Finn MA-414
*
www.HIP123.com

INFO

Finn & Associates
Drew Finn-The Home Inspector
413-684-2019
Drew@HIP123.com

File # 12,000
PAGE 1




Your New Home

General Information

Inspection date January 22, 2009
Start time 9:00 AM
Stop time 11:00 PM
Weather Sunny
Temperature In the 70's
House Type Cape
Age About 20
Fee (s) \$ 410
Total Fee \$ 410, Paid---Thank You
Items inspected House
NOT inspected Hot Tub, Pool
Buyer's agent Joe Agent
Listing agent

Customer Information

File # 12,000
Inspection street 805 Center Street
City/State/Zip Lee, MA 01238
Client name Mickey Mouse
Street address 100 Main Street
City/State/Zip Orlando, FL
Home Phone
Cell phone 100-100-1000
Work phone
Email 1 MM@WDW.com
Email 2 JoeAgent@Flybynight.com
Email 3

	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Structure Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 2
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		
A: Foundation		OK	A:
B: Found. cracks	MARGNL		B: Small crack on back foundation wall, water stains from apparently a small amount of water entry at times. Correcting yard drainage should reduce the amount of water entry.
C: Sills		OK	C: Sills were partially or not visible during the inspection.
D: Joists		OK	D:
E: Rafter/truss		OK	E:
F: Main beam		OK	F:
G: Columns		OK	G:
H: Wood rot		N/A	H: No wood rot seen in accessible, inspected structural areas; rot could exist in areas out of view.
I: Insect damage		N/A	I:
J: Bsmt. water	UNSAT		J: Water was entering the back side of the house, apparently from the poor drainage outside. The water was not running into the sump pump.
K: Sump pump	SAFETY		K: Cover sump pit for child SAFETY. Motor to sump pump ran. No water was present; unable to verify operability. A second sump pump is recommended, the water that was entering did not run into the sump present.
L: Air moist.	SAFETY		L: Add dehumidifier(s), close windows/vents in basement/crawl spaces during humid weather (dew point above 50 degrees). Conditions exist that promote mold growth (elevated levels of moisture in the air).
M: Bsmt. entry	UNSAT		M: Basement exterior entry doors do not seal effectively to the outside, replace the doors.
N: Other	UNSAT		N: The original chimney bricks are deteriorated in the basement; replace as needed.




Crack in foundation wall is NOT a structural concern, some water weeps in



Bricks at bottom of original chimney are deteriorated; rebuild

SYSTEM NOTES

Support struct	Basement
Foundation	Poured concrete
Wall type	Wood frame
Floor type	Wood frame
Main beam	Plywood beam
Column	Steel
Roof structure	Rafters

	MARGNL	- Marginal, maintenance needed	Elect. Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 3
	UNSAT	- Unsatisfactory - repair / replace		
	SAFETY	- Is or can be a hazard		
		N/A - Not applicable		
		INAC - Inaccessible; partially or fully		
		OK - Typical condition		
A: Over current	SAFETY		A: HAZARD! Overcurrent circuit(s); correct IMMEDIATELY. Breaker(s) too large for wire; reduce breaker size or increase wire size, depending on what it serves. Correct the following overcurrent circuit(s): circuit(s) # 15 ; breaker size: 20 AMP; max size for wire: 15 AMP.	
B: Main panel	UNSAT		B: One or more screws missing to panel cover; install proper type for SAFETY.	
C: Al wire solid		N/A	C:	
D: Moisture		OK	D:	
E: Junction box	SAFETY		E: Secure light fixture in box at bottom of basement stairs. Replace unsafe temporary light in the second floor bedroom closet with a permanent fluorescent fixture for fire SAFETY.	
F: Wire routing	SAFETY		F: Terminate free ends of wires in covered boxes, seen in garage and master bedroom below large window.	
G: Power entry		N/A	G:	
H: Wire outside		OK	H:	
I: Main ground	UNSAT		I: Replace main ground clamp due to corrosion or breakage.	
J: Plumb. bond.	SAFETY		J: Jumper ground wire needed over water - meter. Jumper ground wire needed to a hot water pipe because of the dielectric connectors which reduce corrosion in the tank, but also breaks the electrical connectivity.	
K: Duct bond.		N/A	K:	
L: Gas pipe bond.	UNSAT		L: Recommend electrical ground/bonding wire be added to the gas line.	
M: Receptacles	SAFETY		M: GFCI did not trip off; replace, seen above deck. Trim also missing around this outlet.	
N: Sub panel		N/A	N:	
O : Other	SAFETY		O : Receptacle and light switch just above the old tub, relocate the electric for SAFETY.	




GFCI receptacle above deck does not trip off, and wood trim missing around cover



Bedroom closet has unsafe light, is a fire hazard, install pertinent fluorescent light

SYSTEM NOTES

Service type	Underground
Entry conductor	200 AMP, Aluminum
Main disconnect	200 AMP
Wire type(s)	Romex newer
Main Brker/fuse	Basement
Main panel	Basement

	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Plumb Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com		File # 12,000 PAGE 4
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition			
A: Dishwasher	MARGNL		A: Secure dishwasher in the kitchen cabinet.	
B: Stovetop	SAFETY		B: We could not self ignite the right front stove top burner; correct.	
C: Oven	SAFETY		C: Strap range to wall to avoid tip over for child SAFETY.	
D: Refrigerator	MARGNL		D: Replace refrigerator door gasket, it is torn along the bottom edge.	
E: Sink kitchen	UNSAT		E: Sprayer on kitchen sink faucet did not operate; correct.	
F: Garbage disp.		OK	F:	
G: Kitch. cabinets	SAFETY		G: Screws securing the cabinets are inadequate; correct and use proper screws.	
H: Microwave		N/A	H:	
I: Countertop	MARGNL		I: Countertop was 20% obstructed from view. Seal countertop to backsplash/wall.	
J: Trash compact.		N/A	J:	
K: Kit. vent	MARGNL		K: Kitchen vent recirculates air (does not vent to outside); if your cooking involves boiling much water, we recommend installing a vent to the outside.	
L: Water pipes	MARGNL		L: Iron water pipes are likely to become a problem (internal corrosion reducing flow, and leakage); plan to replace the iron pipes. The iron pipe to the street is costly to replace, this must have been left from the original house.	
M: Water pump		N/A	M:	
N: Water tank		N/A	N:	
O: Drainage		OK	O:	
P: Drain pipe	UNSAT		P: Add more supports for the drain pipes.	
Q: Cross connect.		N/A	Q:	
R: Other		N/A	R:	




Tape on drain pipe at floor; correct, may need to cut open the floor



Old iron pipe water entry into the house, could need replacement at any time

SYSTEM NOTES

Waste pipe	Plastic
Water pipe	Copper
Water service pipe	Iron
Main shut-offs for	Water-basement, Fuel-at meter

	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Baths 1 & 2 Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 5
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		
A: Bath Location		OK	A: This was the full bath located on the second floor
B: Tub/shower	MARGNL		B: Seal between tub and floor.
C: Sink	MARGNL		C: Secure sink to wall/vanity and seal between countertop and wall.
D: Toilet		OK	D:
E: Ventilation		INAC	E: We could not verify that the vent discharges to the outside; investigate and correct as needed (it is not proper to vent into the attic or soffit).
F: Water flow		OK	F:
G: Drainage		OK	G:
H: Floor		OK	H:
I: Bath Location		OK	I: This was the full bath located on the first floor
J: Tub/shower	UNSAT		J: Seal between tub and floor, walls and wall corners. Jet tub did not operate.
K: Sink	MARGNL		K: Secure sink to wall/vanity and seal between countertop and wall.
L: Toilet		OK	L:
M: Ventilation		INAC	M: We could not verify that the vent discharges to the outside; investigate and correct as needed (it is not proper to vent into the attic or soffit).
N: Water flow		OK	N:
O: Drainage		OK	O:
P: Floor		OK	P:




Seal between tiles and tub/showers



Seal between jet tub and walls

SYSTEM NOTES

- | | |
|-------------------|-----------------------|
| #1 Floor covering | Plastic sheet |
| Tub/shower | Plastic or fiberglass |
| Vent method | Power fan |
| #2 Floor covering | Tile |
| Tub/shower | Tile |
| Vent method | Power fan |


	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Baths 3 & 4 Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 6
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		


A: Bath Location		OK	A: This was the 1/2 bath located in the basement.
B: Tub/shower		N/A	B:
C: Sink	SAFETY		C: No apparent gas trap below the sink; have a plumber evaluate to see is a trap is below the floor, likely is not, add a trap.
D: Toilet		OK	D:
E: Ventilation		OK	E:
F: Water flow		OK	F:
G: Drainage		OK	G:
H: Floor		OK	H:
I: Bath Location		N/A	I: no 4th bath
J: Tub/shower			J:
K: Sink			K:
L: Toilet			L:
M: Ventilation			M:
N: Water flow			N:
O: Drainage			O:
P: Floor			P:



No apparent trap; have plumber evaluate and correct as needed.

SYSTEM NOTES	
#3 Floor covering	Tile
Tub/shower	N/A
Vent method	Window
#4 Floor covering	
Tub/shower	
Vent method	

 <p>HOME INSPECTION REPORT</p>	<p>MARGNL UNSAT SAFETY</p>	<p>- Marginal, maintenance needed - Unsatisfactory - repair / replace - Is or can be a hazard</p> <p>N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition</p>	<p>Heat</p> <p>Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com</p>	<p>File # 12,000 PAGE 7</p>								
A: Heat system		OK	A:									
B: Gas leakage		OK	B:									
C: Circulator	MARGNL		C:	Furnace blower was noisy; repair/replace as needed.								
D: Heat exchanger		OK	D:	Areas of the heat exchanger were not visible; these areas may have failures the inspector could not discover.								
E: Relief valve		N/A	E:									
F: Asbestos		N/A	F:									
G: AC/HP		OK	G:	One or more window A/C units present; not inspected. Temperature drop at A/C registers was 16 degrees F, about 15 degrees is typically recommended.								
H: Outside unit	MARGNL		H:	Outside A/C unit appeared to be old, recommend replacing with newer, more efficient unit. Units made after 2006 are much more efficient than ones made just a few years earlier. Debris near the outside A/C unit; have removed.								
I: Coils/fans	UNSAT		I:	Air filter needs to be changed monthly or when dirt accumulates. Coils dirty; have professionally cleaned and clean air ducts.								
J: Air ducts	MARGNL		J:	Recommend professional cleaning of the air ducts. Insulation is recommended around the air ducts in the attic, add much more than the standard amount.								
K: Refrig. lines	UNSAT		K:	Insulation on refrigerant lines is damaged/missing; replace.								
L: Appliance vents	MARGNL		L:	Appliance vents should not discharge within 6 feet of an outside unit, a dryer vent was two feet from the outside unit. This can cause lint to be sucked into the coils making them less effective and can lead to permanent damage and failure of the A/C system.								
M: Water heater		OK	M:									
N: Water P/T valve	SAFETY		N:	Pressure relief valve drain pipe is too small in diameter too short -- correct with proper size and length pipe.								
O: Room heat	UNSAT		O:	Heat did not come on at the first floor zone; correct.								
P: Other		N/A	P:									
<p>SYSTEM NOTES</p> <table> <tr> <td>Type of system</td> <td>Hot air</td> </tr> <tr> <td>Type of fuel</td> <td>Gas</td> </tr> <tr> <td>Hot water</td> <td>Tank, Gas</td> </tr> <tr> <td>Air cond.</td> <td>N/A, Central</td> </tr> </table>					Type of system	Hot air	Type of fuel	Gas	Hot water	Tank, Gas	Air cond.	N/A, Central
Type of system	Hot air											
Type of fuel	Gas											
Hot water	Tank, Gas											
Air cond.	N/A, Central											

	MARGNL	- Marginal, maintenance needed	Inter Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 8
	UNSAT	- Unsatisfactory - repair / replace		
	SAFETY	- Is or can be a hazard		
		N/A - Not applicable		
		INAC - Inaccessible; partially or fully		
		OK - Typical condition		
A: Attic venting		OK	A:	
B: Attic insulation	UNSAT		B:	Adjust insulation down from roof sheathing to allow ventilation from the soffit area.
C: Water leaks		OK	C:	
D: Basement insul.		OK	D:	
E: Fireplace/stove		OK	E:	Obtain installation permit for the wood stove.
F: Flue		N/A	F:	Flue was not inspected, it is beyond the scope of a home inspection.
G: Clearances		INAC	G:	
H: Firebox	UNSAT		H:	Metal firebox is warped; no cracks seen, do not build fires against wall. Metal firebox; do not build fires against metal walls.
I: Ceilings		OK	I:	
J: Walls		OK	J:	
K: Floors		OK	K:	
L: Door fit	UNSAT		L:	Correct second floor bathroom door fit, it hits the frame.
M: Stairs	SAFETY		M:	Handrails are missing; install along basement stairs.
N: Smoke alarm	UNSAT		N:	Some additional smoke and carbon monoxide alarms are recommended.
O: Exterior doors		OK	O:	
P: Windows	MARGNL		P:	Fogged glass in bedroom window, replace glass to clear as we discussed..
Q: Storm windows		N/A	Q:	
R: Trim	UNSAT		R:	Trim missing in areas inside and outside of the house. This includes some radiator covers.




Glass is fogged, replace glass to make clear



Trim missing in many areas and radiator cover missing too

SYSTEM NOTES

Forced venting	None
Vent types	Ridge, Soffit
Attic Insulation- Type/	Fiberglass 9"/R-30
Bsmt Insulation- Type/	None
Crawl Insulation-	N/A
Vapor retarder-	Attic: kraft paper, Basement: N/A
Attic entered	Yes
Basement entered	Yes
Crawl entered	N/A

	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard	Exterior Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 9
	N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition		
A: Roof covering	UNSAT		A: Two apparent blown off roof shingles on the back of the house; replace these any others the roofer finds damaged.
B: Roof wood		OK	B:
C: Chimney	MARGNL		C: Reinstall a flag stone on the side of the chimney as we discussed.
D: Chimney		N/A	D:
E: Rain Gutters		OK	E:
F: Windows		OK	F:
G: Storm windows		N/A	G:
H: Windows basement	UNSAT		H: Lower grade around the basement windows, if needed add window wells with drain pipes, and keep yard sloping away from the windows.
I: Deck	SAFETY		I: Openings are too large below deck/stair handrails; correct for child SAFETY. Stain deck.
J: Front porch		OK	J:
K: Porch		OK	K:
L: Steps	SAFETY		L: Replace back steps to deck. Add handrails along both steps. Secure loose posts at the top of the front steps.
M: Siding	MARGNL		M: Paint/stain is aged/peeling on the siding; clean and refinish.
N: Trim	UNSAT		N: Trim missing in a number of areas as we pointed out. Paint trim/frame of garage side door to avoid more wood rot, repair/replace the small area of wood rot near the bottom of the door frame.
O: Yard drain	UNSAT		O: Correct yard slope to drain water away from and around the house, keep grade well below the house siding. This should reduce the tendency for water to enter the basement. Add window wells to basement windows if needed, add drains in the bottom of the windows and pipe away from the house to daylight.
P: Trees/shrubs	MARGNL		P: Trim trees/shrubs well away from the house to avoid damage to the house.
Q: Garage		OK	Q:



Add handrails along steps and openings below handrail too large in areas



Remove concrete steps and correct yard drainage to shed water away

SYSTEM NOTES

Roof viewed from	Ground with binoculars
Type of roof	Gable, With dormer(s)
Roof covering	Asphalt
Siding type	Wood
Garage inaccessible	25% due to stored items



MARGNL - Marginal, maintenance needed
UNSAT - Unsatisfactory - repair / replace
SAFETY - Is or can be a hazard

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File # 12,000
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R: Garage door

SAFETY

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 R: Safety cables needed inside garage door springs to prevent them from flying when they break. Force to stop/reverse garage door is too high; correct for safety, may require opener replacement.

S: Drive/walk

OK

S:

T: Faucet outside

OK

T:

U: Detached building

N/A

U:

V: Retaining wall

N/A

V:

W: Other

N/A

W:




Add handrails along steps and openings below handrail too large in areas



Remove concrete steps and correct yard drainage to shed water away

SYSTEM NOTES

Roof viewed from	Ground with binoculars
Type of roof	Gable, With dormer(s)
Roof covering	Asphalt
Siding type	Wood
Garage inaccessible	25% due to stored items

	MARGNL - Marginal, maintenance needed UNSAT - Unsatisfactory - repair / replace SAFETY - Is or can be a hazard N/A - Not applicable INAC - Inaccessible; partially or fully OK - Typical condition	Optional Finn & Associates Drew Finn-The Home Inspector 413-684-2019 Drew@HIP123.com	File # 12,000 PAGE 11
A: Air radon		N/A	A: Radon sample test has been started; results to follow. Since the radon sample collector needs to be left for two days, the inspector cannot assure it will not be tampered with - by mistake or intentionally. Sample test device(s) ID numbers are: 198571 and 198572, they were placed in the center of the basement and in the first floor bedroom, respectively.
B: Water radon		N/A	B:
C: Mold		N/A	C:
D: Termite/ants		OK	D: No evidence of active wood destroying insects (WDI) seen in visible inspected areas.
E: Water		N/A	E:
F: Well flow		N/A	F:
G: Lead paint		N/A	G:
H: Asbestos		N/A	H:
I: Buried oil tank		N/A	I:
J: Visible tank(s)		N/A	J:
K: Solar system		N/A	K:
L: Pool		N/A	L: The pool was NOT evaluated; have a pool company evaluate the pool and associated equipment.
M: Hot tub		N/A	M: Hot tub was not evaluated.
N: Septic system		N/A	N:
O: Washer/dryer	SAFETY		O: Washer and dryer were not evaluated. Vent pipe from dryer needs to be metal and run to the outside for SAFETY. Fill lines for washing machine should be metal mesh type for maximum protection from rupture.
P: Other		N/A	P:



Replace dryer vent with a metal pipe and vent to the outside

SYSTEM NOTES



Contract with home inspector, not filled in

Contract

File # 12,000
PAGE 12

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INSPECTION CONTRACT EXPECTATIONS AND LIMITATIONS Fjle#

A building evaluation encompasses visible & reasonably accessible areas only. The evaluation and report attempt to meet the MA "Standards of Practice", defining the standard of duty and the conditions, limitations and exclusions of the evaluation. The evaluation covers only the present condition of noted items. Due to the nature of mechanical systems NO accurate prediction of remaining life is made

What the evaluation is NOT

Do not expect all deficiencies to be discovered some will be hidden. The risk of unexpected problems is not eliminated: the risk is only reduced

The evaluator is NOT an insurer nor guarantor against defects in the house. No warranty, express or implied, as to the fitness for use or condition is made.

The evaluation is NOT a building code compliance nor a design verification inspection. The components are evaluated/run but not determined if adequate

Optional tests are advised, but are generally not included in a typical, basic evaluation. For instance items NOT covered include testing for radon gas, well water, well stress testing. One highly recommended test is checking the underground drain line with a camera We recommend you perform a search to see if building permits and CO's were issued for any house construction/ modifications.

The following are NOT evaluated, unless crossed out:

Termites, carpenter ants, wood borers, radon gas, water quality, well capacity, mold, basement water entry/seepage, presence or condition of waste disposal system, freezing/non visible pipes, underground utilities, underground tanks, future settlement, solar systems, periodic roof water leakage, retaining walls, security, intercom systems, swimming pools, sprinklers, detached buildings, window/wall A/C units, chimney liners, motorized/zone valves, humidifiers, dehumidifiers, heat in each room, EIFS, UFFI, ALL HAZMATS including, but not limited to, lead paint, asbestos, and oils. Items not covered are some times commented on to bring to your attention, but were not evaluated/inspected

Choose the service(s) you are contracting Fee Yes No Decline(initial)

Standard Home Inspection

- Radon gas 2 passive; results 10 day..... Yes.....No
-2 monitor; results 3day..... Yes.....No
-readings every hr; results 3days..... Yes.....No
- Well---- Stress test..... Yes.....No _____
-Bacteria only..... Yes.....No _____
-Bacteria & natural contaminates..... Yes.....No _____
- Mold testing 2air samples..... Yes.....No _____
-Additional samples ea..... Yes.....No _____
- Out-buildings..... Yes.....No _____
- Other..... Yes.....No _____

Property address

I/We agree to litigate any disputes through the American Arbitration Association with the Arbitrator being an ASHI member. If three Arbitrators are involved, the second must be either an ASHI member or in the building trade. I/We further agree to inform the evaluator in writing and over the phone of any items in question and allow experts and evaluator access to the property for evaluation of the items in question before I contract to have any corrective action taken. Acceptance of this contract is by my/ our signature or payment. Non-acceptance must be documented in writing within 10 days of the inspection.

Signature(s):

Client _____ Date _____ Total fee \$ _____
 Evaluator _____ Title _____ Paid Y N



SAFETY SUMMARY: The following items are all the items the inspector classified as safety items

SAFETY SUMMARY

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PAGE 13

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Structure	Sump pump	Cover sump pit for child SAFETY. Motor to sump pump ran. No water was present; unable to verify operability. A second sump pump is recommended, the water that was entering did not run into the sump present.
Structure	Air moist.	Add dehumidifier(s), close windows/vents in basement/crawl spaces during humid weather (dew point above 50 degrees). Conditions exist that promote mold growth (elevated levels of moisture in the air).
Elect.	Over current	HAZARD! Overcurrent circuit(s); correct IMMEDIATELY. Breaker(s) too large for wire; reduce breaker size or increase wire size, depending on what it serves. Correct the following overcurrent circuit(s): circuit(s) # 15 ; breaker size: 20 AMP; max size for wire: 15 AMP.
Elect.	Junction box	Secure light fixture in box at bottom of basement stairs. Replace unsafe temporary light in the second floor bedroom closet with a permanent fluorescent fixture for fire SAFETY.
Elect.	Wire routing	Terminate free ends of wires in covered boxes, seen in garage and master bedroom below large window.
Elect.	Plumb. bond.	Jumper ground wire needed over water - meter. Jumper ground wire needed to a hot water pipe because of the dielectric connectors which reduce corrosion in the tank, but also breaks the electrical connectivity.
Elect.	Receptacles	GFCI did not trip off; replace, seen above deck. Trim also missing around this outlet.
Elect.	Other	Receptacle and light switch just above the old tub, relocate the electric for SAFETY.
Plumb	Stovetop	We could not self ignite the right front stove top burner; correct.
Plumb	Oven	Strap range to wall to avoid tip over for child SAFETY.
Plumb	Kitch. cabinets	Screws securing the cabinets are inadequate; correct and use proper screws.
Baths 3 & 4	Sink	No apparent gas trap below the sink; have a plumber evaluate to see is a trap is below the floor, likely is not, add a trap.
Heat	Water P/T valve	Pressure relief valve drain pipe is too small in diameter too short -- correct with proper size and length pipe.
Inter	Stairs	Handrails are missing; install along basement stairs.
Exterior	Deck	Openings are too large below deck/stair handrails; correct for child SAFETY. Stain deck.
Exterior	Steps	Replace back steps to deck. Add handrails along both steps. Secure loose posts at the top of the front steps.
Exterior	Garage door	Safety cables needed inside garage door springs to prevent them from flying when they break. Force to stop/reverse garage door is too high; correct for safety, may require opener replacement.
Optional	Washer/dryer	Washer and dryer were not evaluated. Vent pipe from dryer needs to be metal and run to the outside for SAFETY. Fill lines for washing



SAFETY SUMMARY: The following items are all the items the inspector classified as safety items

SAFETY SUMMARY

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Finn & Associates
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machine should be metal mesh type for maximum protection from rupture.



UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items

UNSAT SUMMARY

File # 12,000
PAGE 15

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Structure	Bsmt. water	Water was entering the back side of the house, apparently from the poor drainage outside. The water was not running into the sump pump.
Structure	Bsmt. entry	Basement exterior entry doors do not seal effectively to the outside, replace the doors.
Structure	Other	The original chimney bricks are deteriorated in the basement; replace as needed.
Elect.	Main panel	One or more screws missing to panel cover; install proper type for SAFETY.
Elect.	Main ground	Replace main ground clamp due to corrosion or breakage.
Elect.	Gas pipe bond.	Recommend electrical ground/bonding wire be added to the gas line.
Plumb	Sink kitchen	Sprayer on kitchen sink faucet did not operate; correct.
Plumb	Drain pipe	Add more supports for the drain pipes.
Baths 1 & 2	Tub/shower	Seal between tub and floor, walls and wall corners. Jet tub did not operate.
Heat	Coils/fans	Air filter needs to be changed monthly or when dirt accumulates. Coils dirty; have professionally cleaned and clean air ducts.
Heat	Refrig. lines	Insulation on refrigerant lines is damaged/missing; replace.
Heat	Room heat	Heat did not come on at the first floor zone; correct.
Inter	Attic insulation	Adjust insulation down from roof sheathing to allow ventilation from the soffit area.
Inter	Firebox	Metal firebox is warped; no cracks seen, do not build fires against wall. Metal firebox; do not build fires against metal walls.
Inter	Door fit	Correct second floor bathroom door fit, it hits the frame.
Inter	Smoke alarm	Some additional smoke and carbon monoxide alarms are recommended.
Inter	Trim	Trim missing in areas inside and outside of the house. This includes some radiator covers.
Exterior	Roof covering	Two apparent blown off roof shingles on the back of the house; replace these any any others the roofer finds damaged.
Exterior	Windows basement	Lower grade around the basement windows, if needed add window wells with drain pipes, and keep yard sloping away from the windows.
Exterior	Trim	Trim missing in a number of areas as we pointed out. Paint trim/frame of garage side door to avoid more wood rot, repair/replace the small area of wood rot near the bottom of the door frame.
Exterior	Yard drain	Correct yard slope to drain water away from and around the house, keep grade well below the house siding. This should reduce the tendency for water to enter the basement. Add window wells to basement windows if needed, add drains in



UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items

UNSAT SUMMARY

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the bottom of the windows and pipe away from the house to daylight.



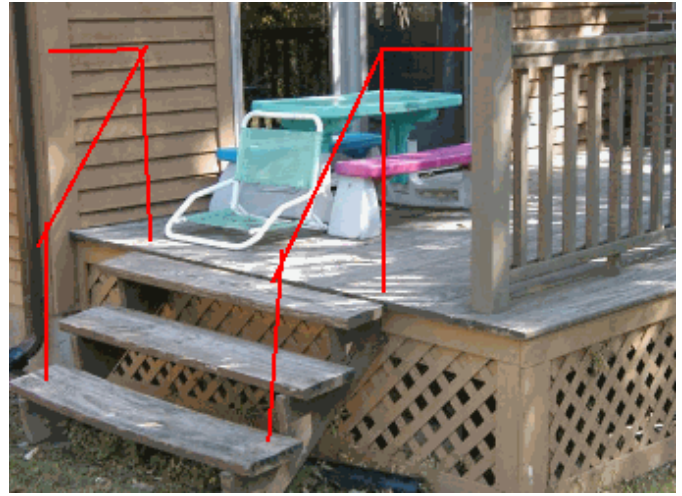
APPENDIX

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Exterior: Missing molding outside



Exterior: Replace back deck steps and extend handrails for SAFETY



Exterior: Flag stone missing from chimney



Exterior: Paint trim on garage door to avoid wood rot



Elect.: Terminate free end wires in boxes, this one in garage one under window in bedr



Elect.: Light switch and receptacle reachable from the tub; relocate for Safet